

Office of the Supervisor

93 E Main Street
Dryden, NY 13053



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May 9, 2024

Attn: Directors and Designees of the New York State Housing Trust Fund Corporation
C/o Aniqā Nawabi
Housing Trust Fund Corporation
38-40 State Street, Hampton Plaza, 4th Floor
Albany, New York 12207

The Town of Dryden, located at 93 East Main Street, Dryden, N.Y., is committed to increasing affordable housing opportunities and homeownership for low to moderate income residents and families, and is in support of expanding the service area of the New York State Plus One ADU Program 20230048 that INHS is administering to include our Municipality. The Plus One ADU Program provides support to low and middle income single-family owner occupants to bring a substandard accessory unit up to code or to create a new accessory unit. Ithaca Neighborhood Housing Services (INHS) has requested a partnership with the Town of Dryden to apply to the program and INHS will continue to act as the program lead and administrator.

The Town of Dryden is in support of the Plus One ADU Program which can provide up to \$125,000 to eligible participants for the construction of new Accessory Dwelling Units (ADUs) or improvements to existing ADUs that need to be brought into compliance with code. With the following requirements:

- Eligible participants must be homeowners whose income does not exceed 100% AMI. There is no income limit on those renting the ADU.
- Participants in the program cannot use the ADU as a seasonal or short-term rental.
- ADUs must be permitted by the locality: ADU may be small, stand-alone (detached) units on single-family lots, basement apartments, garage conversions, or other permitted units.

The Town of Dryden's zoning code defines an accessory dwelling unit as "A secondary dwelling unit, which is accessory to a single-family dwelling, for use as a complete, independent living facility with provisions within the accessory unit for cooking, eating, sanitation, and sleeping." The Town of Dryden would allow for the creation of a new unit or the conversion of existing structure if the conditions in Town of Dryden Code Section 270-13.11 are met. Homeowners may be eligible for a tax exemption under RPTL Section 421f for capital improvements.

The Planning and Code Enforcement Departments of the Town of Dryden will partner with INHS to provide assistance to identify substandard units, advice on the required scope of work to bring the units up to code and/or on the appropriate approvals necessary to create a new unit.

Sincerely

Jason Leifer
Town Supervisor